176.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	698,300 / 698,300
					USE VALUE:	698,300 / 698,300
					ASSESSED:	698,300 / 698,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOSES ALDO E PENA
Owner 2:	
Owner 3:	
Street 1:	30 KILSYTHE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOSES ALDO E PENA -
Owner 2:	MOSES SAORI PENA -
Street 1:	30 KILSYTHE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1538 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

David Vaccaro

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	325,700	3,000	369,600	698,300
Total Card	0.083	325,700	3,000	369,600	698,300
Total Parcel	0.083	325,700	3,000	369,600	698,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.03 /Parcel: 454.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118170
GIS Ref:
GIS Ref:
Insp Date: 06/22/18

!13740!

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,700	3000	3,600.	369,600	698,300		Year end	12/23/2021
2021	101	FV	316,100	3000	3,600.	369,600	688,700		Year End Roll	12/10/2020
2020	101	FV	316,200	3000	3,600.	369,600	688,800	688,800	Year End Roll	12/18/2019
2019	101	FV	241,600	3000	3,600.	364,300	608,900	608,900	Year End Roll	1/3/2019
2018	101	FV	240,200	3000	3,600.	279,800	523,000	523,000	Year End Roll	12/20/2017
2017	101	FV	240,200	3000	3,600.	264,000	507,200	507,200	Year End Roll	1/3/2017
2016	101	FV	225,800	3000	3,600.	242,900	471,700	471,700	Year End	1/4/2016
2015	101	FV	213,400	3000	3,600.	227,000	443,400	443,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:40:04

LAST REV

Date	Time
09/29/21	15:09:44
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13740

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSES ALDO E PE	73907-551	1	12/27/2019	Convenience	1	No	No		
MOSES ALDO E PE	73314-482	1	9/20/2019	Convenience	1	No	No		
UHLENBROCK NATH	65665-92		7/1/2015		555,000	No	No		Aldo E Pena Moses 10% interest
UHLENBROCK NATH	60156-14		10/2/2012	Convenience	1	No	No		
MARTIN THOMAS,	60154-389		10/2/2012		450,000	No	No		
KIDDIE ANNETTE	39368-556		5/29/2003		393,000	No	No		
KIDDIE ANDREW -	22098-17		6/5/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2021	805	Redo Bas	40,000	C				
10/4/2016	1211	Insulate	2,425	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	Meas/Inspect	BS	Barbara S
7/13/2016	Sales Review	PT	Paul T
4/11/2016	SQ Returned	EMK	Ellen K
10/27/2008	Meas/Inspect	163	PATRIOT
8/28/2003	MLS	MM	Mary M
10/26/2000	Hearing N/C	201	PATRIOT
1/5/2000	Meas/Inspect	243	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	118170
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA:	0.08264	Total SF/SM:	3600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	369,601	Spl Credit		Total:	369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33270478
Const Adj.:	0.98941088
Adj $ / SQ:	178.010
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400180
Depreciation:	74434
Depreciated Total:	325747

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

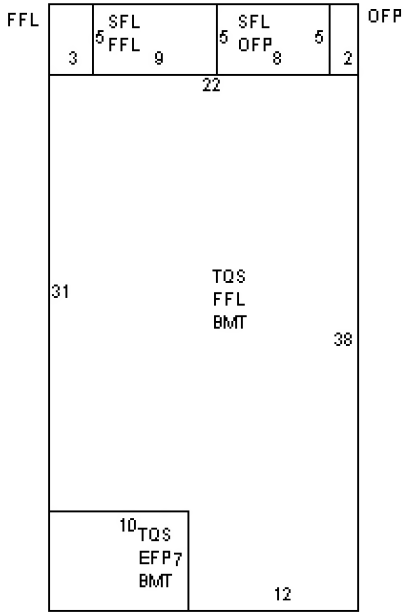
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	178.01
Special Features:	0	Val/Su Net:	130.59
Final Total:	325700	Val/Su SzAd	211.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	836	53.400	44,645
FFL	First Floor	826	178.010	147,036
TQS	3/4 Story	627	178.010	111,612
SFL	Second Floor	85	178.010	15,131
EFP	Enclos Porch	70	65.420	4,579
OFP	Open Porch	50	43.530	2,177

Net Sketched Area:	2,494	Total:	325,180
Size Ad	1538	Gross Area	2703	FinArea	1538
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

176.0-0004-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X14	A	AV	1925	29.88	T	40	101			3,000			3,000

More:	N	Total Yard Items:	3,000	Total Special Featues:		Total:	3,000